

# Comprehensive Plan Process Floodplain Development Assumptions

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## A. Existing Development within the Floodplain and Floodway

☒ For the purposes of the Comprehensive Plan process, the following assumptions are recommended:

1. Where there is existing commercial or industrial development in the floodplain, assume that these uses will continue and individual businesses may expand within floodplain areas.
2. Where there is existing residential development in the floodplain, assume that this use will continue and that existing structures may be enlarged.

## B. Areas Within the Floodplain and Floodway and Designated for Open Space or Agricultural Land Uses in the Current Comprehensive Plan

☒ For the purposes of the Comprehensive Plan process, the following assumption is recommended:

1. Where the existing land use plan shows parks, open space or agricultural land uses within the floodplain and floodway, assume that those land uses continue in the future and that development occurs outside of the floodplain and floodway.

## C. Areas Within the Floodplain or Floodway that are Zoned or Planned for Industrial or Commercial Uses But are Currently Undeveloped

☒ For the purposes of the Comprehensive Plan process, the following assumptions are recommended:

1. Until such time as the work of the Floodplain Task Force can be completed, it seems reasonable at this time to assume that some industrial and commercial development may occur within those areas already zoned or planned for industrial or commercial and which are in the delineated floodplain.
2. Where an area in the designated floodplain is zoned or planned for such development, assume that between 10 and 20 percent of the total assumed growth in new industrial or commercial uses will occur within such areas for purposes of conducting the present Comprehensive Plan activities. The final assumed allocation will be determined on the basis of the recommendations coming forth from the Economic Futures Task Force and the Comprehensive Plan Committee.